

PLAN COMMISSION MEETING
OCTOBER 18, 2016 - 5:00 P.M.

Members Present: Fred Horne, Ron Volkert, Mike Kastens, Jim Zajkowski, David Wilford and MaryKay Rice

Members Absent: Kyle Hinrichs and Sarah Skinner (ex-officio)

Others Present: Beth Thompson, Tanya Batchelor, Jordan Johnson, Shawn and Mila Cooper

Fred Horne called the meeting to order and roll call was taken.

Jim Zajkowski moved to adopt the agenda as presented, seconded by Mike Kastens and carried.

Mike Kastens moved to approve the minutes of the previous meeting on October 4, 2016, seconded by MaryKay Rice and carried.

Site Plan and Storm Water Application from Cooper Motors LLC/New Richmond Auto Mall

Beth Thompson explained the site plan application from Cooper Motors LLC. The Comprehensive Plan guides this area for commercial use. There is no access to this lot off Knowles Avenue, access will be from Hatfield Court. They are constructing a 6,080 square foot building. They don't have quite enough parking on their site, but with a cross parking easement recorded with the property, they will have sufficient parking. Utility easements were changed from 12 feet to 10 feet off the property lines. An agreement from our City Attorney was put together to be recorded regarding the utility easements. There will also be a letter of credit required for the landscaping to guarantee the landscaping for two years. Discussion followed. MaryKay Rice moved to approve the Site Plan and Storm water Application from Cooper Motors LLC/New Richmond Auto Mall with the following conditions:

1. The developer shall provide a financial guarantee equal to 125 percent of the cost for materials and labor for proposed landscape plan to be held by the City until it is verified that all plantings have survived through two winter seasons between October 31 and April 30.
2. The developer shall record a joint parking easement on the subject site and abutting site.
3. A photometric lighting plan illustrating the illumination pattern and intensity of proposed exterior lighting must be submitted and must comply with Section 121-51 of the Zoning Ordinance.
4. All signs shall comply with Section 121-44 of the Zoning Ordinance at the time a permit is issued for their construction on the property.
5. The developer shall record the agreement between the City of New Richmond and New Richmond Land Holdings, LLC regarding the change in utility easements.

Motion was seconded by Jim Zajkowski and carried.

Mike Kastens moved to adjourn the meeting, seconded by both Jim Zajkowski and carried.

Meeting adjourned at 5:12 p.m.

Tanya Batchelor
City Clerk